



Haines Drive, Sileby



**£320,000**

- STYLISH DETACHED HOME
- EDGE OF DEVELOPMENT LOCATION
- OPEN FIELDS ADJACENT
- CUL-DE-SAC POSITION
- THREE BEDROOMS
- LARGE DINING KITCHEN
- FREEHOLD
- EPC rating B



This stylish modern detached property has equal appeal to both the growing family and professional couple seeking excellent commuter links along the A46 corridor, popular village primary school and rural countryside walks within an easy reach.

The property is located towards the bottom of the cul-de-sac, adjacent to open fields and overlooks a beautiful mature oak tree frontage.

Internally the property has been enhanced with contemporary wood panelled walls complimenting the white washed interior and wood effect, luxury vinyl flooring throughout the ground floor.

Enter through the hallway with a handy ground floor W.C. and the lounge located at the front. There is a large rear facing full width dining kitchen and this has an integrated fridge freezer, dishwasher, electric oven, four ring gas hob and extractor. There is space for a dining table and a sofa arrangement and this would really bring the summertime to life with the double doors leading out into the garden ideal for entertaining.

There are three bedrooms (two double) with the main bedroom having an ensuite shower room and mixer shower. Bedroom two is also a double and currently utilised as a home office whilst bedroom three is a lovely single size room, used as a 'cute' nursery!

Outside the long driveway leads down to a single garage with access into the rear lawn garden which has a patio and space behind the garage for a garden shed.



**ENTRANCE HALLWAY** 5m x 1.11m (16'5" x 3'7")

**GROUND FLOOR W.C.** 2.52m x 0.93m (8'4" x 3'1")

**LOUNGE** 5.01m x 3.09m (16'5" x 10'1")

**DINING KITCHEN** 5.27m x 3.48m (17'4" x 11'5")

**BEDROOM ONE** 3.83m x 3.59m (12'7" x 11'10")

**EN-SUITE SHOWER ROOM** 2.52m x 1.58m (8'4" x 5'2")

**BEDROOM TWO** 3.27m x 2.79m (10'8" x 9'2")

**BEDROOM THREE** 2.79m x 2.01m (9'2" x 6'7")

**FAMILY BATHROOM** 1.95m x 1.9m (6'5" x 6'2")

Good to know; The property has UPVC double glazing. Gas central heating powered by a Baxi combination boiler.

To find the property sat nav postcode: LE12 7YY - what3words///query.topic.skewing

## SERVICES & TENURE

All mains services are available and connected to the property which is gas centrally heated. The property is freehold with vacant possession upon completion. Charnwood Borough Council - Tax Band D - £2328 25/26. Annual estates charges approx £150 per annum.

## DISCLAIMER

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

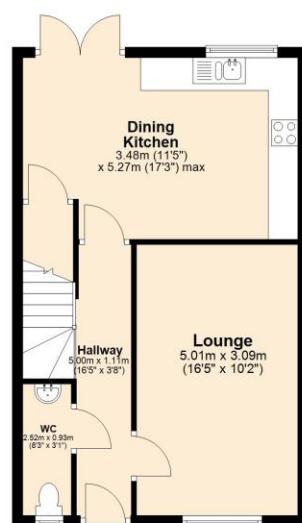
## REFERRALS

Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Bureau to help with finances, we may receive a referral fee if you take out a mortgage through them. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers. We may receive a referral fee of up to £300 if you use their services. If you require more information regarding our referral programmes, please ask at our office.

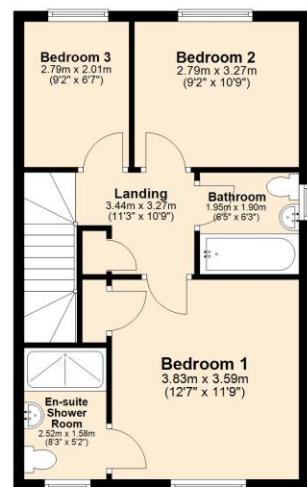




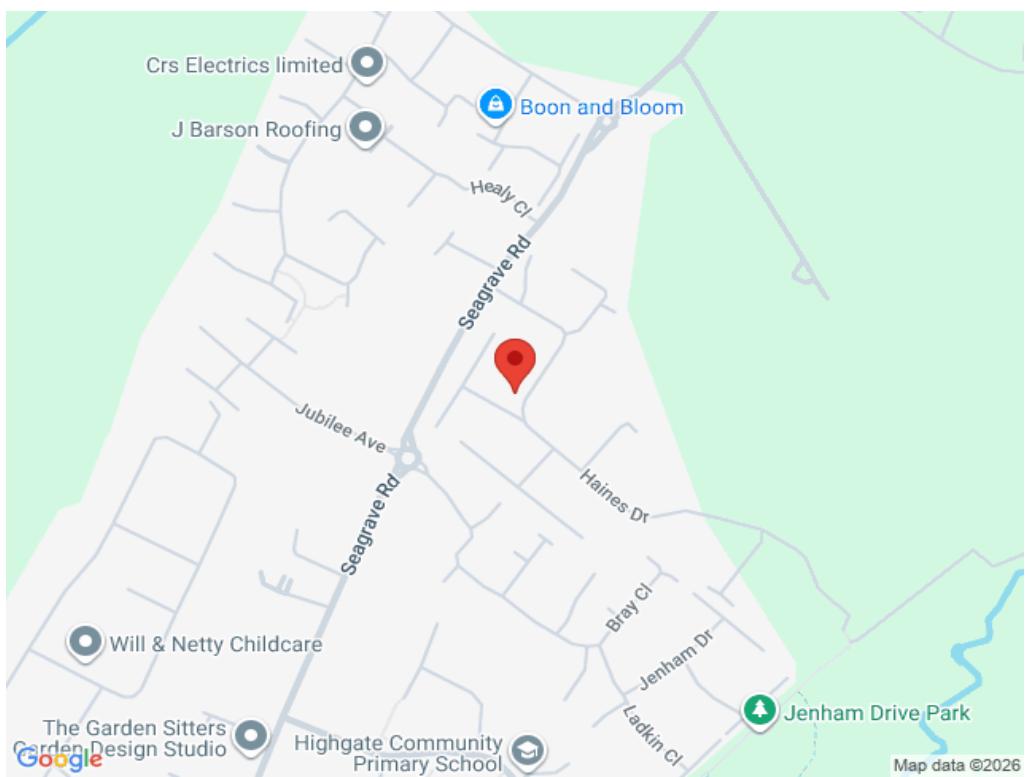
**Ground Floor**  
Approx. 74.4 sq. metres (800.9 sq. feet)



**First Floor**  
Approx. 47.9 sq. metres (515.4 sq. feet)



Total area: approx. 122.3 sq. metres (1316.3 sq. feet)



Newton Fallowell Loughborough

01509 611119  
loughborough@newtonfallowell.co.uk